

HOUSING AUTHORITY OF THE COUNTY OF MORRIS  
MINUTES OF THE REGULAR MEETING  
NOVEMBER 7, 2011

**TIME:** 6:00 P.M.

**PLACE:** Conference Room, Morris Mews Senior Citizen Complex, West Hanover Avenue and Ketch Road, Morris Township, New Jersey

**CALL TO ORDER:** Vice Chairman Tappen called the meeting to order at 6:00 P.M.

**ROLL CALL:** Vice Chairman Tappen requested that the roll be called.

**PRESENT**

Commissioner Denecke  
Commissioner Dolan  
Commissioner Koldewyn  
Commissioner Ricciardelli (late arrival)  
Commissioner Schramm  
Vice Chairman Tappen

**ABSENT**

Chairman Hall

**Also attending meeting:**

Lucille Favale, Deputy Executive Director  
John DeSimone, Porzio, Bromberg & Newman, P.C.

**Vice Chairman Tappen read adequate notice to the public.**

I hereby announce and state that adequate notice of this meeting being held on this seventh day of November, 2011 was provided by the Executive Director of the Housing Authority of the County of Morris by preparing a notice specifying the time, date and place of this meeting. Posting such notice on the bulletin board at Morris Mews Housing Project and filing said notice with the Clerk and the Daily Record, which was published in the Daily Record. I hereby hand a copy of such notice to the Executive Director of the Housing Authority of the County of Morris for inclusion in the minutes of this meeting, all of the above in accordance with N.J.S.A. 10:4-6et. seq. "Open Public Meetings Act."

**Minutes** – A motion was made by Commissioner Denecke seconded by Commissioner Dolan approving the minutes of October 11, 2011. The following votes were cast:

**AYES**

Commissioner Denecke  
Commissioner Dolan  
Commissioner Koldewyn  
Vice Chairman Tappen

**ABSTAIN**

Commissioner Schramm

**NAYS**

Vice Chairman Tappen declared said motion carried.

**Schedule of Warrants** – A motion was made by Commissioner Denecke and seconded by Commissioner Dolan Approving the Schedule of Warrants for November 7, 2011. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Schramm		
Vice Chairman Tappen		

Vice Chairman Tappen declared said motion carried.

**Resolution 2011 – 34** – A motion was made by Commissioner Denecke seconded by Commissioner Koldewyn Approving Change Order Number 3 for Congregate Living Facility. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Schramm		
Vice Chairman Tappen		

Vice Chairman Tappen declared said motion carried.

**Resolution 2011 – 35** – A motion was made by Commissioner Dolan seconded by Commissioner Ricciardelli Appointing Auditor to **Hymanson, Parnes & Giampaolo** for Fiscal Year Ending 2011. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Schramm		
Vice Chairman Tappen		

Vice Chairman Tappen declared said motion carried.

**Resolution 2011 – 36** – A motion was made by Commissioner Dolan seconded by Commissioner Koldewyn Approving the Housing Authority of the County of Morris 2012 Budget. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		

Commissioner Ricciardelli  
Commissioner Schramm  
Vice Chairman Tappen

Vice Chairman Tappen declared said motion carried.

**Resolution 2011 – 37** – A motion was made by Commissioner Denecke seconded by Commissioner Dolan Appointing Accounting Firm to **Polcari & Company** for 2012. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Schramm		
Vice Chairman Tappen		

Vice Chairman Tappen declared said motion carried.

**Resolution 2011 – 38** – A motion was made by Commissioner Koldewyn seconded by Commissioner Schramm Appointing Attorney to **Porzio, Bromberg & Newman, PC** for 2012. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke	Vice Chairman Tappen	
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Schramm		

Vice Chairman Tappen declared said motion carried.

**Resolution 2011 – 39** – A motion was made by Commissioner Denecke seconded by Commissioner Schramm Approving 2012 Meeting Dates of the Board of Commissioners of the Housing Authority of the County of Morris. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Schramm		
Vice Chairman Tappen		

Vice Chairman Tappen declared said motion carried.

**Morris County Affordable Housing Corporation**

**Gore**

Ms. Strater reported that the property should be in our possession by the beginning of next year. We are looking at doing rentals instead of sales. We are checking into different funding mechanisms for those with special needs. We are concentrating on young adults who are aging out of foster care. Roots and Wings provides in depth services for young adults that are aging out from foster care. Ms. Strater contacted this group and they have a waiting list of 20 girls and 20 boys that need housing. This is a need that the County of Morris has indicated in the Consolidated Plan.

**Milton Place**

Ms. Strater reported that we withdrew from the Contract of Sale for this property. After withdrawing, we were informed that the soil around the oil tank was contaminated. It's a good thing we cancelled the contract.

**Committee Reports**

Finance Committee met with Housing Authority staff and Fee Accountant to review the 2012 State Budget. Vice Chairman Tappen reported there are not a lot of changes except those that are imposed upon us. Because we are a well-managed Housing Authority, we have to help those that are not well managed. US Dept. of HUD is not subsidizing us as much and making us utilize our reserves.

Vice Chairman Tappen explained his suggestion of a five year rolling plan of surplus dollars. This was also discussed with the Fee Accountant.

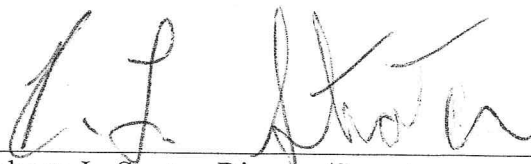
Ms. Strater reported that we applied for Housing Choice Voucher Set Aside funding. US Dept. of HUD responded that we are entitled to \$144,000 but you will have to take it from 6your reserves. No additional funding was provided to the Authority.

**New Business**

December 13, 2011 Board meeting will be at Caffè NaVona, Rockaway, NJ at 6PM.

**Old Business**

None.

  
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Roberta L. Strater, Director/Secretary

12/13/11  
Date Adopted